

## **Monroe County Board of Appeals February 1, 2022**

The Monroe County Zoning Board of Appeals met February 1, 2022, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Dennis Rodenberg, Vicki Taake, Mike Kovarik, George Obernagel, and Russell Gregson. Also, present: Chris Voelker.

Dennis Rodenberg opened the Public Hearing concerning Eric Davis - Goliathtech of St. Louis, who is requesting a Special Use Exception for limited storage of construction-related equipment (Section 40-2-10(i) of the Monroe County Zoning Code). The property is located at 1416 DD Road, Columbia, Illinois. Parcel #03-13-200-004. Zoned A-1.

Denise Buettner read the letter of intent.

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### 1. Letter of Intent:

It is our pleasure to submit this letter of intent to pursue (special) land use and related approvals for the redevelopment of the 2.5-acre lot located at 1416 DD Road, Columbia, IL currently owned by Eric Davis.

Currently zoned Agricultural A-1, we are seeking a special use for limited storage to store various machinery and equipment used throughout the year on existing property.

2. Health Department: no comment
3. Soil and Water Conservation Report: no comment
4. Effect on Comprehensive Plan: minimal
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: minimal
7. Present Use of Property: former residential site now frame garage with parking area.
8. Comments:

- Dan Davis – Special use filed by Eric Davis with Goliathtech of St. Louis
- Corrections with the application:
  - It is zoned A-1, not residential
  - Used for construction related equipment, limited storage Of
- Eric Davis – Wants to store construction equipment that goes out on Monday and doesn't come back until Friday. Office is in town. The equipment doesn't go out very often. Kept the garage that is on the property, but got rid of the double wide on

the property. There is also a job trailer on wheels that goes out to the jobs. Would eventually like to put up a 60' x 100' building so everything is inside and not an eye sore.

- Brain Coats – It would also be safer out there.
- Chris Voelker – Tried looking into doing it commercially or industrially, but the minimum is 5 acres for a business and 10 for industrial. Restriction kept him to do that, so the Special Use was the next option.
- Eric Davis – Rents an office space in Columbia by Pizza Hut. Has a 2-year lease.
- Dan Davis – This would have 5 parking places?
- Eric Davis – If they would be leaving that shop to go to one of 7 different states. Employee's personal cars may be there for the time they are out of town at the job.
- Brain Coats – Just to clarify the special use is just to park the equipment or for the structure?
- Eric Davis – Haven't submitted the building permit. Not required a building permit for the job trailer. The end gain would be the 60' x 100' building.
- Chris Voelker – It is not worth the building permit if he can't park the equipment there.
- Brain Coats – Just to park equipment there, he needs the permit?
- Carlyle Mueller – Yes, because it is construction equipment, not agricultural equipment.
- Eric Davis – Wants to be on the right page to move forward.
- Brain Coats – Is anyone living in the house next to the property?
- Dan Davis - There isn't a house. There is a historic Sears home, but no one lives next to the property.
- Dan Davis – Needs the special use to park the nonagricultural equipment there. If he going to build the shed, he will need the building permit.
- Chris Voelker – This is because it is storage of construction related equipment there since it isn't agricultural. He will not be running the business out of there. The office is in Columbia.
- Laurie Brown – So he wouldn't need to come back to build the shed. He would just need the building permit.
- Aaron Metzger – The traffic is basically Sunday or Monday when they go out to the jobs and back at the end of the week.
- Eric Davis – They come in and leave. They don't hang out at the property.
- Dan Davis – In the future if he wants to work on equipment in the shed, he can.
- Eric Davis – Yes, just no offices there. Just to store the equipment.

9. Motion by Dan Davis, second Kurt Roettering to grant Eric Davis who is requesting a Special Use Exception for limited storage of construction-related equipment (Section 40-2-10(i) of the Monroe County Zoning Code). The property is located at 1416 DD Road, Columbia, Illinois. Parcel #03-13-200-004. Zoned A-1. Yes – 10, No – 0. Motion passed.
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Dennis Rodenberg gave the oath to those wishing to speak.

Eric Davis sworn in to speak.

Eric Davis - Nothing to add unless they need further information.

George Obernagel – How many pieces of equipment?

Eric Davis – 7-8 vehicles and 6-7 pieces of equipment.

George Obernagel – 7 parking spots is that enough?

Eric Davis – There are 5 or 6 people on the crew that would need to leave their cars.

George Obernagel – Do you plan on expanding later on? Will you have enough space?

Eric Davis– Vehicle may increase by 5-6, but the shed size would be good for a long time.

Russell Gregson – What do you do?

Eric Davis – Solar and solar foundation. Installation company.

Russell Gregson – Why does the property say Goliathtech if Eric Davis owns it?

Eric Davis – I own the company and the lot is owned by the company.

Dennis Rodenberg – Where is this located? Not in a flood plain?

Chris Voelker – Right next to Luhr Brother's – showed on the map.

Dennis Rodenberg – In the bottoms.

George Obernagel motion, Vicki Taake second, to grant Eric Davis - Goliathtech of St. Louis a Special Use Exception for limited storage of construction-related equipment (Section 40-2-10(i) of the Monroe County Zoning Code). The property is located at 1416 DD Road, Columbia, Illinois. Parcel #03-13-200-004. 5- yes, 0- no. Motion passed.

Dennis Rodenberg opened the Public Hearing concerning Matt and Melissa Kirkwood, who is requesting a Floodplain Variance to allow an addition on an existing shed on the property located at 1457 Merrimac Road, Valmeyer, Illinois. Parcel #06-10-300-002-000.

Chris Voelker – Showed on a picture the shed they want to add on to.

Dennis Rodenberg – How many acres do you farm?

Matt Kirkwood - 21 on top of HH and DD that they farm, and 52 acres was rezoned and works part time for the levee department maintaining equipment.

Dennis Rodenberg – What do you grow on the property? What kind of equipment do you use?

Matt Kirkwood– Corn and wheat – Tractor, skidster - The building there is a wood floor, can't park things in there. Someone else farms it.

Dennis Rodenberg – Because of FEMA it is hard to get a floodplain when you are not directly involved in the farming. If it doesn't pass here, you can go to the County Board of Commissioners.

Mike Kovarik – You can jeopardize everyone's flood insurance in the bottoms if FEMA gets a hold of it. It's from Illinois and the Federal government.

Matt Kirkwood – So what about the equipment that is owned by the levee department that is at the airport, which is supposed to be selling. He would be more than willing to lease out the building to the levee department.

Mike Kovarik – That would be great to bring up to the County Board as your selling point.

Dennis Rodenberg – It is a crazy rule, but it is FEMA. You can jeopardize the whole county. Storage for the levee district, on it for 27 years. The farmers stored the equipment.

Vote called to deny Matt and Melissa Kirkwood a Floodplain Variance to allow an addition to be built to an existing shed on the property located at 1457 Merrimac Road, Valmeyer, Illinois. Parcel #06-10-300-002-000. Yes – 0, no-5.

Dennis Rodenberg opened the Public Hearing concerning Eric Knaust, who is requesting a Floodplain Variance build a pole barn on the property located at 6857 Deer Hill Road, Waterloo, Illinois. Parcel #09-09-200-001.

Chris Voelker – He is sick tonight. 10.74 acres. He doesn't know if he has a lease. It was his dad's shed and he let it go. At one time it was a nice shed. It was cheaper for him to put up a new building then to repair it

Vote called to deny Eric Knaust a Floodplain Variance to allow a pole barn to be built on the property located at 6857 Deer Hill Road, Waterloo, Illinois. Parcel #09-09-200-001. Yes – 0, no-5.

Approval the minutes of January 4, 2022 with the correction of Mike Conrad to Mike Kovarik in the first paragraph. All aye by voice vote.

Mike Kovarik to adjourn, second George Obernagel. All aye by voice vote.

Next meeting – March 1, 2022 – 7:30 pm